

Hamilton Development Corporation
December 11, 2014

The Hamilton Development Corporation met at Hamilton Town Hall at 7:30 a.m. on Thursday, December 11, 2014 with Brian Stein, Bill Gisness, David Carey and Rick Mitchell present. DPW Director Bill Redford also present.

Call to order

Brian Stein called the HDC meeting to order at 7:30 a.m. and noted that it was being recorded.

Review outcomes from December 6th Planning Session

Discussion ensued on outcomes from December 6th Planning Session that had approximately 40 attendees. The parking issue in the downtown was addressed due to lack of spaces for local business employees, police need to enforce two hour parking on Railroad Avenue and in public lot where commuter rail users are parking for longer periods of time. Some attendees expressed concern about the possibility of mixed use introducing a greater need for parking in the downtown.

Also, that there is demographic of adult children of Hamilton residents who would be interested in living in Town but there is no housing that they can afford without going to other communities such as Beverly. Discussion addressed how the Town needs to have housing for the younger market as well as senior citizens to be fiscally viable. Also mentioned was that there is a certain faction in Town that is opposed to development and resistant to change. There were people at the meeting in favor of development downtown who have said they are reticent about speaking up in public forums.

Discussion was on HDC charter and importance of mixed use in the business district. The HDC thought a broader based discussion on this could occur as part of a presentation at Annual Town Meeting. If the HDC puts forward a proposal to add mixed use and two, three, four multifamily use to the business district by-law this would go to the Selectmen and Planning Board for public hearings. Discussion addressed how the HDC has educated the public, and it should now give examples of how multifamily housing has worked successfully in other communities(i.e., Beverly Farms). Also mentioned was how mixed use/multi-family housing with retail on the HDC's Willow Street property would generate less traffic than a municipal parking lot. Discussion ensued about how some of the estates in Town are going to be sold in the

near future and special interest groups are suggesting one in particular as a possible location for multi-family housing.

Discuss potential by-law change

Stein referred to a letter he had drafted to the Selectmen to get process started about adding one phrase to the business district by-law about mixed use and two, three, four multifamily to the allowed uses in the business district. Information on how this intent has been presented in the Town's Master Plan will be added to the letter. HDC members will try to attend the BOS meeting when this topic would be discussed relative to adding it to the ATM warrant.

Rick Mitchell moved to approve the letter Brian Stein drafted dated December 11, 2014 to the Selectmen discussing a business district by-law change to incorporate mixed use and residential. David Carey seconded the motion. VOTE: Unanimous.

Start planning for January 10 planning session

The HDC will discuss design guidelines at its next meeting in preparation for January 10 planning session.

59/63 Willow Update

Stein met with arborist to discuss trimming Norway spruce trees on the property line with David Cutter's abutting building to prevent needles from dropping on Cutter's property roof. Discussion ensued about how the arborist had recommended that the trees only have 15 to 20 years of useful life left, could cause damage, and should be taken down. Stein will write up this explanation.

Discussion reiterated how Town Counsel Donna Brewer had opined that the HDC should follow advice from its attorney that the trees are not on Town property so they are not subject to any legal process associated with the Town. DPW Director Bill Redford as Deputy Tree Warden will consult with Brewer on the matter for a legal opinion. Stein is communicating with Cutter on the matter.

Discussion was on how new tenant who has a plumbing business has thoroughly refinished the floor in the former shoe shop. The tenant attended the recent HDC planning session with his family members and was enthusiastic about what HDC is working toward for Hamilton's downtown.

Mitchell moved for the HDC to approve the warrant dated 12/10/2014, HDC1507 in the amount of \$2,390.23 for water bill, Harborlight bill and mortgage. Carey seconded the motion. VOTE: Unanimous.

Discussion ensued about how Carey will contact Verizon relative to its site. Also, the HDC wants to speak with Turfscapes about how it could assist, discuss downtown vision and possibly the organization's use of orange cones in front of its building to restrict parking. In addition, Bill Gisness will call Police Chief Russell Stevens to discuss parking situation downtown.

Discussion addressed Community Preservation Committee meeting tonight where Patton Park pool project would be discussed and people in favor of the project are encouraged to attend to show support to Committee. The HW Recreation Department and HW Joint Recreation Board are working with a new architect for pool to be located at Patton Park. A goal for the new pool project in the same location as the defunct American Legion pool is to cap the cost at \$2 million in a scaled down design.

Mitchell moved to adjourn the meeting at 8:15 a.m. Carey seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Brian Stein, President